

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Cosmo International/Towne Therapy  
Building  
Site Plan Review

**Case #:** 11-R-02

**Job Location:** 3212 E. Commercial Blvd

**Date:** 1/22/02

**Comments:**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management. Pollution Control Code must be submitted with application for Building Permit.
2. The following engineering plans shall be provided for review and evaluation prior to obtaining DRC authorization :
  - a. Paving and drainage (P & D) plan.
  - b. Signing and Marking Plan.
  - c. Water and sewer Plan.
  - d. Details and specifications sheet.
3. Provide a photometric lighting plan in accordance to Section 47-20.14 of the ULDR.
4. Please provide a statement (letter) evaluating parking revisions to off-site area to accomodate ingress/egress for this site. It appears that two (2) or three (3) spaces may be impacted. If these are City metered spaces they must be accounted for in accordance with the City's Parking Division policies.
5. The parking lot includes two (2) dead end zones. Section 47-20 (ULDR) requires a striped out turn around space for each dead end zone, where no parking shall occur.
6. With the addition of these two (2) turn around spaces the site will have a parking deficiency.
7. Provide a current certified boundary survey.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Cosmo International/Towne Physical  
Therapy Building

**Case #:** 11-R-02

**Date:** 1-22-02

**Comments:**

- 1) Flow test required and show hydrant connection.
- 2) Elevator may not be inside stair shaft and stair must be separated from remainder of building by 1hr construction. NFPA 101, 5-1.3
- 3) Unenclosed vertical openings would require the building to be fully sprinkled. Enclosing stair shaft with rated walls required to avoid this item.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Cosmo International  
Towne Physical Therapy Building

**Case #:** 11-R-02

**Date:** January 22, 2002

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Cosmo International/ Towne Physical  
Therapy Building

**Case #:** 11-R-02

**Date:** 1/22/02

**Comments:**

1. To comply with bufferyard requirements, 6 trees are required on the residential side of the wall along the alley.
2. For that portion of the vehicular use area which is not covered by a roof, a 2 ½' wide min. buffer (with a 30" high visual barrier) is required where the vehicular use area adjoins an abutting property.
3. Provide standard calculation list (available upon request) to verify that all Landscape Code requirements are met.
4. Indicate any utilities (such as overhead powerlines) that would affect proposed construction on the Landscape Plan.

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Division: Planning

Member: Jim Koeth  
828-5276

Project Name: Cosmo/Physical Therapy Bldg

Case #: 11-R-02

Date: January 22, 2002

**Comments:**

1. Provide dimensions on the site plan for required bufferyard. Discuss with Zoning Rep. and Landscape Rep. at the meeting.
2. Discuss location of dumpster with applicant and Zoning Rep. at the meeting.
3. Discuss dead-end parking areas with Engineering Rep. and applicant at the meeting.
4. Discuss elimination of two public parking spaces with Engineering Rep. and applicant at the meeting. Contact Doug Gottshall, Parking Systems Manager, 828-3793. Final DRC plan must have Mr. Gottshall's approval signature.
5. Provide site photometrics plan and indicate location of light poles or wall packs on the site plan. Provide light pole detail.
6. Recommend presenting proposal to neighborhood association and neighbors for public input.
7. Discuss provision for additional landscaping within the required bufferyard with Landscape Rep. and applicant at the meeting.
8. Provide narrative outlining project compliance (point by point) with ULDR Sec. 47-25.3, Neighborhood Compatibility.
9. Label colors and materials on elevations.
10. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
11. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

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12. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille

Project Name: Cosmo Int'l.

Case #: 11-R-02

Date: 1-22-02

**Comments:**

First floor glass areas should be protected with impact- resistant material.

Stairwell access at ground level should be denied. These doors should have an annunciator that will sound if they are blocked open.

Stairwell access and elevator access in the lobby areas should be locked down after business hours.

Standards defining the illumination of parking garages should be followed. The Illuminating Society of America states that the minimum level of illumination should be five (5) foot candles.

Please submit responses in writing prior to sign-off.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Cosmo International/Towne Physical  
Therapy Building

**Case #:** 11-R-02

**Date:** 1/22/02

**Comments:**

1. Dumpster shall not be located in the required bufferyard in accordance with section 47-25.3.A.3.d.iii.
2. Dimension bufferyard as required in section 47-25.3.A.3.d.i.
3. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
4. Dead end parking is prohibited in accordance with section 47-20.5.C.4.
5. Discuss displaced parking with applicant and Engineering representative.
6. Additional comments may be forthcoming at DRC meeting.